

**Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254**

Regular Meeting

June 8, 2016

Minutes

Present: Members: Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan, Allen Hoch,
Norman Larson, Russ Wakefield (Selectmen's Representative)
Excused: Alternate: Rich Thorman
Staff Present: Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

The Chairman opened the regular meeting at 7:00 PM, led the Pledge of Allegiance and then the members introduced themselves to the public.

II. Approval of Minutes

Motion: Mrs. Farnham moved to approve the Planning Board Minutes of May 25, 2016, as corrected, seconded by Mr. Quinlan, carried unanimously.

III. Citizen's Forum

IV. New Submissions

1. Anton & Alexandra G. Rzhanov (134-24) (82 Greene's Basin Road)
More Than One Dwelling on a Lot

The Chair stated that this was an application for More Than One Dwelling on a Lot and that the application was in order for acceptance and scheduling of a public hearing by the board for this evening.

Motion: Mrs. Farnham moved to accept the application of Anton & Alexandra G. Rzhanov (134 - 24) and to schedule a hearing for this evening, seconded by Mr. Hoch, carried unanimously.

V. Boundary Line Adjustments

VI. Hearings

1. Anton & Alexandra G. Rzhanov (134-24) (82 Greene's Basin Road)
More Than One Dwelling on a Lot

Eric Kuhn, of David M. Dolan Associates, P.C. agent for the applicants presented the application for More Than One Dwelling on a Lot. Mr. Kuhn stated that the Board had recently approved the voluntary merger of Tax Map 134, Lots 24 & 24.1. He briefly described the lots, noting the merged lot is 5.7 acres +/- and the total allowable units for the site are 3.02 units. The proposal is for the construction of a garage/apartment (2 bedrooms) on a developed lot that has an existing 3-bedroom dwelling; resulting in two separate dwellings on the property. They have received approval from NH DES approval for the construction of an individual sewage disposal system (eCA2016052035) for a 3-bedroom residence and

2-bedroom guesthouse/apartment, with a total 750 GPD. Mr. Kuhn answered any questions from the board.

Mr. Kumpf noted that the number of bedrooms on the NH DES approval for construction was shown as “0” and questioned if this should be corrected. It was noted it is not incorrect, the approval is for a total flow of 750 GPD and note D.2. states “Approved for 3-bedroom residence and 2-bedroom guesthouse / apartment; total flow 750 gpd”.

The Chair stated there were no members from the public present. There being no further questions or comments from the Board or the public, the Chair closed the Public Hearing.

Motion: Mr. Quinlan moved to approve the request for More Than One Dwelling on a Lot for Anton & Alexandra G. Rzhanov, Tax Map 134, Lot 24, 82 Greene’s Basin Road as presented with the following conditions; 1) The owner’s signatures shall be added to the plan prior to the Chair signing; 2) Add Surveyor’s stamp and signature to the plan prior to the Chair signing; 3) The final plan shall be submitted to the Development Services in CAD and pdf format; 4) Receipt of a recorded copy of the Application For and Notice of Voluntary Merger, Seconded by Mrs. Farnham

Discussion on Motion: Mr. Larson questioned if the language in the motion should read approve the request for a Second Dwelling on a Lot instead of More Than One Dwelling on a Lot. The Chair replied that the application form title is “Application For More Than One Dwelling on a Lot. Ms. Whitney added that it is a matter of semantics as by right the ordinance allows for single family residential, or two-family residential with Planning Board review and approval of application certifying that the minimum lot size requirement has been met and they have an approval for the construction of a septic system. If they wished to construct a third dwelling they would need to return to the board for site plan approval.

Motion on the floor passed unanimously 7 to 0.

VII. Other Business/Correspondence

1. Review of the following draft amendment to the Zoning Ordinance: Village Overlay District Ordinance

The Chair stated that all members had received a draft copy of the proposed Village Overlay District Ordinance, prepared by Rich with a revision date of May 12, 2016. Rich briefly reviewed the document noting that he had merged the draft from April 23, 2016 and the Draft Infill dated January 13, 2016. He attempted to reduce the redundancies and add in several of the concepts of what the board had discussed at their work session of May 11th.

Motion: Mr. Quinlan moved to formally bring the discussion regarding the Village Overlay District Ordinance to the table, seconded by Mrs. Farnham, carried unanimously.

The Chair noted that it had been the consensus of the Board to focus the ordinance on the traditional future village node and not apply to any other nodes. He then questioned if the proposal helped guide the traditional New England Village style that has been heard throughout all of the public input sessions over the past 3-4 years? Rich commented that he had kept that in mind when he defined the 20 businesses in the draft. It does include single family and multi-family residential, and mixed use. There are several areas in which the phrase “such as” has been used, which some felt would eliminate the need for a table of uses as suggested at a prior workshop. The Chair questioned if there were any incentives, and it was noted the incentive was increased density. The question was raised if there was a need for the infill development at this time, as this has been tailored to the village area.

After further discussion it was the consensus of the Board to keep focus on the draft as it pertains to the village district, with the infill requirements. The Chair asked if members wished to revisit the draft at their next meeting, tentatively bringing it to a vote. Norman stated there was a need for members to digest the

draft and he would like to spend time walking through it. It was noted the need to move forward in a timely fashion. Russ noted the draft does address design standards in general, things such as awnings, windows, exterior materials and he believes that there is enough in the draft and is a good start. He does not want to put too many requirements in there. Kevin suggested striking the majority of the uses listed on pages 2 and 3 as there is a Table of Permitted Uses in the Zoning Ordinance. It was noted the need to work on specified boundaries for the nodes.

This will be revisited at the June 22nd meeting with the possibility of bringing it to a vote. It was noted that there is a “fifth” Wednesday in June, in which the Board generally holds a work session. If there were a meeting, members could give a final review and input on the 22nd with a possible vote on June 29th.

2. The Chair briefly updated the Board regarding work on the Master Plan. He stated that the Selectmen had approved a proposal from Lakes Region Planning Commission to help complete the Master Plan update. They will review the two chapters completed, and finish the Transportation chapter. The Chair will keep LRPC up to date with the work that is ongoing with the proposed draft Village Overlay District Ordinance.

3. The Chairman stated that he and Mr. Hoch had attended the annual NH OEP Spring Planning & Zoning Conference in Concord this past Saturday, June 4th. Mr. Hoch attended the NH Lakes conference in Meredith on June 3rd. The Chair noted that Plan NH will be holding a seminar on June 15th, Home, Sweet Home: Part 2, (More) Dwelling Possibilities; in which they will discuss different housing choice, understanding needs and challenges and an awareness to addressing housing challenges.

3. Mrs. Farnham noted that the CIPC met on June 2nd where the Town Administrator presented the report for the DPW. They will next meet on June 16th to hear requests from the Town Hall and Recreation Dept.

IX. Adjournment: Mr. Quinlan made the motion to adjourn at 8:19 PM, Seconded by Mrs. Farnham, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant